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DIGITALLY VERIFIED RECORD

District Town and Country Planning, Salem District
halavaipatty village, Salem Steel Plant Main Road, Salem 636 302.
Online Building Plan Application – Planning Permission

No.SWP/BPA/175330/2024 **Date: 20.09.2024**

Sir,

Sub: **Non High Rise Residential Apartment Building**- Office of the Salem District Town and Country Planning – Salem Local Planning Authority - Salem District – Salem West Taluk – Salem Corporation – Jagir Ammapalayam Village –Ward-A –Block-12- T.S.No.15/26 (Old S.No.194/3pt at Ammapalayam Village) with an Extent of 1973.56 Sq.m (0.4875 Acres) –No of Blocks-2 – Block-01- (Stilt+ 5 floors)- Block-02- (Stilt+ 5 floors) -FSI Area of 4702.20 Sq.m - Technical concurrence issued by the Director town and country planning - Planning permission issued - Regarding.

Ref:
1. Applicant, Mr.S.Sideshkumar Online Application Reference No. SWP/BPA/175330/2024, Dated 25.03.2024.
2. Proceedings of Director, Town and Country Planning, Chennai Roc.No.SWP/BPA/175330/2024/TCP4, Dated: 06.09.2024.(Technical Concurrence) ,
3. G.O.No.86, Housing and Urban Development Department, dated 28.03.2012.
4. G.O.No.85, Housing and Urban Development Department, dated 16.05.2017.
5. G.O.No.18, Department of Municipal Administration and Water Supply dated 04.02.2019 and
6. G.O.No.16, Department of Municipal Administration and Water Supply dated 31.01.2020.
7. Circular from the Commissioner of Town and Country Planning, Roc no.7486/2009/PA2 dated 16.04.2009.
8. Circular from the Commissioner of Town and Country Planning, Roc no.21075/2009/PA1 dated 27.06.2012.
9. Circular from the Commissioner of Town and Country Planning, Roc no.12201/2017/BA1 dated 22.09.2017.
10. Circular from the Commissioner of Town and Country Planning, Roc no.14227/2017/Special Cell dated 14.12.2017.
11. G.O.166, Housing and Urban Development Department, dated 04.02.2019 (Insisting TNRERA Registration).
12. Circular from the Commissioner of Town and Country Planning, Roc no.19992/2011(1)/Special Cell dated 31.05.2018.
13. G.O.No.53, Housing and Urban Development Department, dated 16.04.2018.

14. G.O.No.54, Housing and Urban Development Department, dated 12.03.2023.
15. G.O.No.138, Housing and Urban Development Department, dated 04.06.2004.
16. G.O.No.01, Housing and Urban Development Department, dated 05.01.2021.
17. G.O.105, Housing and Urban Development Department, dated 22.03.2005.
18. Circular from the Commissioner of Town and Country Planning, Roc no.4367/2019/PA2 dated 05.02.2020.
19. Principal Secretary, Housing and Urban Development Department Roc no.8449/UD4 (3)/2020-2 dated 23.09.2020.
20. Demand payment Request letter dated 07.09.2024.
21. Demand paid by the applicant dated 11.09.2024.
22. G.O.No.54, Housing and Urban Development Department, dated 12.03.2020.
23. G.O.No.95, Housing and Urban Development Department, dated 04.08.2023.
24. Circular from the Commissioner of Town and Country Planning, Roc no.9611/2023/TCP5 dated 25.04.2003.
25. Commissioner Salem Corporation Letter No.E9/3345/2023, dated:11.10.2023

With reference to the 1st cited above, the Applicant Mr.S.Sideshkumar has applied for approval of proposed Residential apartment Building at Salem District, Salem West Taluk, Salem city municipal corporation, Jagir Ammapalayam Village, Ward-A, Block-12-T.S.No.15/26 (Old S.No.194/3pt at Ammapalayam Village) with an extent of 1973.56 Sq.m (0.4875 Acres)- FSI Area of 4702.20 Sq.m of Block 01 & 02, Stilt + 5 floors with 35 Dwelling units. The Proposal is submitted For Head office for Technical concurrence

The Director town and Country planning accepted the Proposal and boundary of the site has been marked as “A to E” The Technical concurrence is issued under section 49 of Town and country planning Act, 1971 for the above proposal and as numbered as B.P/ DTCP No.415/2024

The boundary of the Site has been marked as **“A to E”** and Site approval Issued Vide **SWP/DTCP/SALEM/Site Approval No.218/2024.**

The area statement for the proposed Residential Building is as below:

Area of the Site (As per Document) – 1973.56 Sq.m.
Area of the site (As per TSLR) - 1975.00 Sq.m

Building details: Proposed Residential Apartment Building

Description	FSI Area in Sq.m.	Non-FSI Area in Sq.m.	Total Built-up Area in Sq.m.	Usage
Block -01				
Stilt Floor	-	561.23	561.23	Parking
First Floor	510.65	-	510.65	4 Dwellings
Second Floor	510.65	-	510.65	4 Dwellings
Third Floor	510.65	-	510.65	4 Dwellings
Fourth Floor	510.65	-	510.65	4 Dwellings
Fifth Floor	510.65	-	510.65	4 Dwellings
Head Room	-	30.46	30.46	
Total Block-1	2553.25	591.69	3144.94	20 Dwellings
Block -02				
Stilt Floor	-	449.96	449.96	Parking
First Floor	429.79	-	429.79	3 Dwellings
Second Floor	429.79	-	429.79	3 Dwellings
Third Floor	429.79	-	429.79	3 Dwellings
Fourth Hall	429.79	-	429.79	3 Dwellings
Fifth Floor	429.79	-	429.79	3 Dwellings
Head Room	-	32.61	32.61	
Total Block -2	2148.95	482.57	2631.52	15 Dwellings
Grand Total	**4702.20**	**1074.26**	**5776.46**	**35 Dwellings**

Total FSI Floor- 4702.20/ 1973.56

FSI - 2.38 (Including Premium FSI)

With the above Area of the Residential Apartment Building Planning Permission Issued with Special and General Conditions. The Residential apartment Building Plan Numbered as **Planning Permission No.83/2024 from 20-09-2024 to 19-09-2032 (8 Years)**

SPECIAL CONDITIONS

1. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundations
2. Conditions mentioned in the No Objection certificates obtained from the central and state Govt Departments must be followed scrupulously.
3. Planning Permission is issued in accordance with the provisions of the Town and Country Planning Act and the rules made there under and do not cover the structural stability aspects including the safety during the construction which are covered under the Building Rules under the Local bodies Act. Planning Permission is issued subject to the condition that the applicant / developer and also the Architect / Licensed Surveyor and the Structural Engineer associated with the development shall ensure that developments shall be structurally sound and adequate safety measures are taken during the process of construction
4. Applicant should obtain consent from Tamil Nadu Pollution Control Board Under Section 25 of the water Act 1974 for discharge of sewage
5. According to the Circular No.12544/14/CB dated: 04.07.2014 stating that, The Director of Town and Country Planning Department has not legally certified the title to the ownership by granting technical clearance and planning permission. Only the applicant's application (lease deed, sale deed, gift deed, etc.) any person wishing to purchase the property must individually assert ownership of the property to the applicant. Also, if anyone else dispute arises individual rights over it; they can settle it before the appropriate competent court. The Directorate of Town and Country Planning Department is not the right organization to decide this
6. "The Provisions in the G.O (MS) No. 17. H&UD [UD4(3)], Department, Dated:05.02.2016 relating to installation and use of solar energy system, should be followed
7. "The Tamil Nadu Government in G.O. MS. No. 112, Housing and Urban Development Department dated: 22.06.2017 have approved the Tamil Nadu Real Estate (Regulation & Act 2016, The promoter has to advertise, market, book sell or offer for sale or invite persons to purchase in any manner any plot, apartment or building, as the case may be, in any Real Estate Project or part of it only after registering the Real Estate Project with the Real Estate regulatory Authority."
8. If any court case would be pending with reference to this proposal, the Planning permission would be treated as INVALID
9. Building to be Used Strictly as per mentioned purpose in Approved Building Plan.
10. Environmental clearance is to be obtained before commencement of construction.
11. Structural Design and drawings generally reviewed by Superintending Engineer, Public Works Department, Planning and Design Circle, Chepauk is to be followed scrupulously. As per the Superintending Engineer report, Site/ Structural Engineer concerned has to scrutinize the details and implement at site as per the detailed drawings and specification.

GENERAL CONDITIONS

1. The Planning permission issued in accordance with Tamil Nadu Town and Country Planning Act 1971 (Section 49)
2.If the application applied under 49 or 64 (1) of Tamil Nadu Town and Country Planning Act 1971 is rejected or Refused, the Applicant under section 80 of Tamil Nadu Town and county Planning Act 1971 can Appeal within two months from the date of issue of this order to Director of Town and Country
3. In case the documents submitted for approval found fake the Planning Permission would be cancelled without intimation to the applicant
4.Rain water Harvesting should be provided as per the direction mentioned in GO No.18, Department of Municipal Administration and Water supply Dated:04.02.2019 and also provide Necessary Fire Resistance Equipment's in the proposed Building
5. Solar water heating system to be provided to the proposed building. Solar Photo voltaic panels to be erected at the 1/3 portion of total terrace area
6. Fly Ash bricks and Materials to be used Mandatory
7. Setbacks and Vehicle parking should be retained as per Approval Drawing
8. As per GO No.341 MAWS dated 03.11.2004 U Trap in the septic tank design to be provided
9. If the building has under the Tamil Nadu Pollution Control Board Rule 25 (Water Act) should get Consent by the TNPCB
10. No additions / alterations to be made without necessary permission of this Office. In case any alterations required proper revised approval should be obtained
11. Mosquito netting to be provided at OHT and well
12. Applicant should arrange to dispose sewage by vehicle at his own cost and necessary drinking water provision to be provided at the applicant’s own cost and also provide Necessary fire Resistance equipment in the proposed Building
13. As per GO No.16 a display board of size 60cm x 120cm to be erected which shows site details, building details and corporation engineer details at the place of construction
14. Parking area to be utilized only for parking purpose mentioned as per approved drawing
15. Government Registered electrical Contractor must be employed for wiring works during construction
16. Seismic Resistance Procedure to be Follow
17. Provide Sufficient Fire Resistance and Fire equipment in proposed Building
18. Approved order and drawing copies to be handover to buyer by the owner by the time of sale.
19. As per G.O.No.18, Department of Municipal Administration and Water Supply Department Dated 04.02.2019 a display board of size 60 cm ×120 cm to be erected which shows site details, building details and municipality engineer details at the place of construction.
20. Enforcement action under section 56&57 of Tamil Nadu Town and Country Planning Act 1971 must be taken by the Commissioner, Salem Corporation if the construction is done with Additional/Deviation to be approved plan before Levy of the applicable Taxes.

21.The Applicants/developer and also the architects/Licensed Surveyors and the structural Engineer associated with the development shall ensure that developments shall be structurally sound and adequate safety measures are taken during the process of construction

22 With the Reference No.5 mentioned Government Orders and Reference No 11 mentioned Circular the following conditions to be follow

(i)When the construction reached at plinth level the applicant should apply for CCC after getting CCC when the construction completed civil works then apply for completion certificate. The applicant or buyer or a worker or any other person shall not occupy the building without valid completion certificate from Salem Local Planning Area.

(ii) The Applicant/Owner/Builder/Promoter/Power of Attorney Holder and any other Person who is acquiring interest on the property for which Technical Clearance is issued, shall not put the building to use without obtaining Completion Certificate from the Assistant Director/Member Secretary, Salem Local Planning Authority, Salem.

(iii) a) Applicant/Owner/Builder/Promoter/Power of Attorney Holder and any other Person who is acquiring interest on the property for which Technical Clearance is issued, shall submit the application along with the plan showing the Site Boundary, dimension of the Building and the setback on all around and the plan must be authenticated by the applicant and Architect/Structural Engineer/Licensed Surveyor for the issue of Construction Continuance Certificate (CCC)

b) Also, the Applicant/Owner/Builder/Promoter/Power of Attorney Holder and any other Person who is acquiring interest on the property for which Technical Clearance is issued, shall submit the application along with a drawing/plan showing the actual Construction made at site when the construction is completed without any requirement of further civil works for the issue of Completion Certificate (CC)

(iv)The Applicant/Owner/Builder/Promoter/Power of Attorney Holder and any other Person who is acquiring interest on the property for which Technical Clearance is issued, shall comply and other condition/directions stipulated in the operational guidelines issued/subsequently to be issued by the DTCP

The following fee and charges are collected as follows

1. Scrutiny Charge Rs.14,547 Dated : 25.03.2024
2. OSR Charge –Rs.69,076 Dated: 20.09.2024
3. Centage Charge for Land Rs.300 Dated : 11.09.2024
4. Centage Charge for Building Rs.20,000Dated : 11.09.2024
5. Infrastructure and Amenities Charges Rs.8,84,164 Dated : 11.09.2024
6. CC Charges Rs.62,178, Dated : 11.09.2024
7. Security Deposit Charges Rs.4,42,082 Dated :11.09.2024
8. Display Board Charges Rs.1,500 Dated : 11.09.2024
9. Shelter Charges – Rs.2,511 Dated : 11.09.2024
10. Premium FSI Charges – Rs.50,585 Dated:11.09.2024
11. Development Charges for Land Rs.3,950 Dated : 11.09.2024

12. Development Charges for Building Rs.28,885 Dated : 11.09.2024

Assistant Director/ Member Secretary (i/c),
Salem Local Planning Authority,
District Town and country planning,
Salem District.

Enclosure

Original Map and Condition - 2 sets

To

Commissioner, Salem Corporation, Salem District.

Copy to

1. Mr.S.Sideshkumar,
   D.No.5/80A, Rasi Nagar,
   Jagir Ammapalayam,
   Salem Taluk,
   Salem District. — 1 Set

2. Tamil Nadu Real Estate
   Regulatory Authority (TNRERA),
   No.1A, 1st Floor, Gandhi Irwin Bridge Road,
   Egmore, Chennai - 600 008. — 1 Set

Signature valid

Signed by: Assistant Director
Location:Salem
Date:2024.09.20 20:57:06

THE LANDLENS SUITE

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
/landlens/one

Verify My Land
Every record check run on one property and returned as a single report.
/landlens/verify-my-land

Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
/landlens

One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
/landlens/one/map

PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
/landlens/pricemap

Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
/landlens/build-scope

Property Tracker
Watch a property and hear about it when something new is registered against it.
/landlens/property-tracker

Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
/landlens/deal-room

FREE TOOLS · NO ACCOUNT NEEDED

Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

Verified RealEstate™

Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

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